



SIZE

140,949 square feet

DEMOGRAPHICS

|                       | 1 mile | 3 mile | 5 mile  |
|-----------------------|--------|--------|---------|
| Population            | 13,994 | 39,489 | 87,663  |
| Households            | 4,887  | 13,665 | 30,432  |
| Median HH Income (\$) | 88,667 | 95,841 | 118,441 |

MAJOR TENANT(S)

Cub Foods  
Subway  
Great Clips



LOCATION

1198 Vierling Drive E | Shakopee, MN 55379

PROPERTY HIGHLIGHTS

- Anchored by Cub Foods, the number one grocer in the Twin City area
- Additional tenants include Papa Murphy's, Great Clips, The UPS Store, Subway, and OneMain Financial
- Located 24 miles southwest of downtown Minneapolis, with a population exceeding 39,400 in a three-mile radius with an average household income more than \$112,500
- The center is located at the intersection of NWC US Highway 169 and Marshall Road, the two major arterial roads in the city of Shakopee which benefits from more than 38,100 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



# CROSSROADS OF SHAKOPEE

1198 Vierling Drive E | Shakopee, MN 55379

| SPACE                | TENANT                            | SQ. FT.         |       |                                |                |
|----------------------|-----------------------------------|-----------------|-------|--------------------------------|----------------|
| A1262                | Cub Foods Liquor                  | 6,709 SF        | BI172 | Great Clips                    | 1,267 SF       |
| A1266                | Pizza Ranch                       | 6,722 SF        | BI176 | Marschall Road Animal Hospital | 1,610 SF       |
| A1270                | Chuck & Don's Pet Food & Supplies | 4,578 SF        | BI180 | Wingstop                       | 1,190 SF       |
| <b>A1272</b>         | <b>AVAILABLE</b>                  | <b>2,517 SF</b> | C1106 | Papa Murphy's Pizza            | 1,195 SF       |
| A1274                | Hong Kong Buffet II               | 5,189 SF        | C1108 | T-Mobile                       | 1,193 SF       |
| A1276                | US Marine Corps Recruiting Office | 1,876 SF        | C1110 | \$5 Tan                        | 2,575 SF       |
| A1278                | Master Moon Tae Kwon Do           | 5,877 SF        | C1114 | Sapporo                        | 2,400 SF       |
| A1282                | The Golf Garage                   | 6,227 SF        | D1136 | Home Choice                    | 6,532 SF       |
| BI128                | Soccer Fun-da-Mentals             | 5,063 SF        | D1140 | AT&T                           | 1,597 SF       |
| <b>BI144</b>         | <b>AVAILABLE</b>                  | <b>1,537 SF</b> | OP    | Chipotle Mexican Grill         | 2,500 SF       |
| BI152                | Tobacco Shop                      | 2,553 SF        | SHAD1 | REMax                          |                |
| BI156                | Subway                            | 1,338 SF        | SHAD2 | SuperAmerica                   |                |
| BI160                | The UPS Store                     | 1,215 SF        | SHAD3 | Capital Tire and Auto Repair   |                |
| <b>BI164</b>         | <b>AVAILABLE</b>                  | <b>1,267 SF</b> | SHAD4 | Precision Auto Collision Inc   |                |
| BI168                | Cover Nails                       | 1,267 SF        | SHAD5 | Wells Fargo                    |                |
|                      |                                   |                 | 100   | Cub Foods                      | 64,955 SF      |
| <b>TOTAL SQ. FT.</b> |                                   |                 |       |                                | <b>140,949</b> |

  

| SITE LEGEND                                                                                                                                       |                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available             | <span style="background-color: #D3D3D3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied        |
| <span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied) | <span style="background-color: #808080; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others |
| <span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary                                    |                                                                                                                                             |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

# CROSSROADS OF SHAKOPEE

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# CROSSROADS OF SHAKOPEE

1198 Vierling Drive E | Shakopee, MN 55379



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 44.779873

Longitude: -93.509589

| Crossroads of Shakopee<br>Shakopee, MN |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|----------------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                             | Q4 2023 Estimated Population          | 13,994           | 39,489           | 87,663           |
|                                        | 2028 Projected Population             | 15,774           | 44,822           | 96,319           |
|                                        | 2010 Census Population                | 12,256           | 32,271           | 72,870           |
|                                        | 2000 Census Population                | 7,577            | 20,462           | 47,555           |
|                                        | 1990 Census Population                | 3,667            | 12,124           | 27,456           |
|                                        | Historical Annual Growth 1990 to 2000 | 7.53%            | 5.37%            | 5.65%            |
|                                        | Historical Annual Growth 2000 to 2010 | 4.93%            | 4.66%            | 4.36%            |
|                                        | Estimated Annual Growth 2010 to 2023  | 0.97%            | 1.48%            | 1.35%            |
|                                        | Projected Annual Growth 2023 to 2028  | 2.42%            | 2.57%            | 1.90%            |
|                                        | Median Age                            | 36.7             | 37.2             | 38.7             |
| Households                             | Q4 2023 Estimated Households          | 4,887            | 13,665           | 30,432           |
|                                        | 2028 Projected Households             | 5,514            | 15,553           | 33,456           |
|                                        | 2010 Census Households                | 4,297            | 11,276           | 25,362           |
|                                        | 2000 Census Households                | 2,681            | 7,467            | 16,447           |
|                                        | 1990 Census Households                | 1,297            | 4,280            | 9,699            |
|                                        | Historical Annual Growth 1990 to 2000 | 7.53%            | 5.72%            | 5.42%            |
|                                        | Historical Annual Growth 2000 to 2010 | 4.83%            | 4.21%            | 4.43%            |
|                                        | Estimated Annual Growth 2010 to 2023  | 0.94%            | 1.41%            | 1.33%            |
|                                        | Projected Annual Growth 2023 to 2028  | 2.44%            | 2.62%            | 1.91%            |
|                                        | Population per Household              | 2.85             | 2.83             | 2.84             |
| Population by Race                     | White                                 | 61.4%            | 64.7%            | 69.1%            |
|                                        | Black or African American             | 10.7%            | 8.8%             | 5.6%             |
|                                        | Asian & Pacific Islander              | 12.3%            | 9.3%             | 10.8%            |
|                                        | Other Races                           | 6.3%             | 6.8%             | 5.8%             |
|                                        | Hispanic Population                   | 9.3%             | 10.4%            | 8.6%             |
| Income                                 | Average Household Income              | \$104,193        | \$112,569        | \$151,353        |
|                                        | Median Household Income               | \$88,667         | \$95,841         | \$118,441        |
|                                        | Per Capita Income                     | \$36,554         | \$39,484         | \$52,980         |
| Education (Age 25+)                    | Elementary                            | 5.2%             | 4.4%             | 3.2%             |
|                                        | Some High School                      | 4.7%             | 3.9%             | 2.7%             |
|                                        | High School Graduate                  | 27.9%            | 25.5%            | 19.4%            |
|                                        | Some College                          | 16.7%            | 16.9%            | 15.4%            |
|                                        | Associates Degree Only                | 13.3%            | 13.2%            | 11.5%            |
|                                        | Bachelors Degree Only                 | 21.9%            | 25.0%            | 32.9%            |
|                                        | Graduate Degree                       | 10.2%            | 11.1%            | 15.0%            |
| Business                               | Number of Businesses                  | 303              | 1,188            | 2,168            |
|                                        | Total Number of Employees             | 6,066            | 23,172           | 38,098           |
|                                        | Employees per Business                | 20.01            | 19.50            | 17.57            |
|                                        | Residential Population per Business   | 46.15            | 33.24            | 40.44            |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.